



Joshua McDonald PA &lt;myrealtorjoshua@gmail.com&gt;

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**Henri's Info**

2 messages

**STEVE GOINDOO** <sgoindoo@yahoo.com>

Tue, Nov 4, 2025 at 3:45 PM

To: Joshua McDonald PA &lt;myrealtorjoshua@gmail.com&gt;

Josh,

Current Rent Roll:

1) 1 BR \$2000. lease expires 10/15/26

2) 1BR \$2000. 7/15/26

3) 1BR \$1700. 2/15/26

4) Studio \$1700. 6/15/26

5) Studio \$1700. 11/01/26

6) Studio \$1750. 8/01/26

7) 1BR \$2200. 6/01/26

8) 1BR \$2200. 2/15/26

Total \$15,250. per month

Laundry is approximately \$100. income per month

The going rate on the 1BR is \$2200 per month, but Dagi is charging \$2000 on units 1&2 and \$1700 on unit 3 for reasons of friendship and length of time as tenants.

The operating expenses for 2024 are:

Bank Charges \$80.

Office Supplies \$956.

Business Licenses \$524

Garbage \$1,512

Insurance \$9,270

Pool Maintenance and Repairs \$3,229

Repairs and Maintenance \$17,616 (Could include some asset additions)

Property Taxes \$20,799

Utilities \$5,483

Total \$59,469

2023 Operating expenses were \$58,443.

Please let me know if you have any questions.

Best Regards,

Steve

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**Joshua McDonald PA** <myrealtorjoshua@gmail.com>

Tue, Nov 4, 2025 at 7:09 PM

To: STEVE GOINDOO &lt;sgoindoo@yahoo.com&gt;

Received, thank you.

Joshua McDonald

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